

November 14, 2007

The Common Council met as the Water Utility Board at 7:00 p.m. on the above date in the Meeting Room at City Hall Annex with Mayor Knowles presiding and members Askren, Tucker, Rueger, and Curtis attending. Councilman Cooper was not present. Others attending were Chief Beloit; Comm. Epison; Supt. Gray; Attorney Higgins; Attorney Funkhouser; Cecil Waters; Roy Maynard; Geneva James; Curt Knight; Beth Russell; Ed and Glenda Adams; Tammy and Carly Gray; Sally Denning; Nancy Sexton; Dave and Judy Whitten; Vicki Peerman; Elaine Springer; Nancy Hoehn; Larry Williams; and arriving during the meeting, Jim Powers.

Mayor Knowles called the meeting to order by stating members were either mailed or hand carried copies of the minutes of their previous meeting and by asking if there were any corrections or additions. She added if not, she entertains a motion to waive their reading and to approve the minutes as presented.

Board member Askren moved the reading of the minutes be waived and they be approved as presented. Seconded by Board member Curtis.

Mayor Knowles stated all those in favor of the motion should signify in the affirmative; and following the vote, she reported the motion carried unanimously.

Mayor Knowles reminded the Audience that anyone wishing to address the Board should approach the podium and once recognized by the Board, state their name and the nature of their business.

Mayor Knowles requested action on the claims presented.

Board member Askren moved the claims presented be allowed for payment. Seconded by Board member Rueger.

Mayor Knowles stated all those in favor of the motion should signify in the affirmative; and following the vote, she reported the motion carried unanimously.

Jim Powers arrived at the meeting.

Mayor Knowles stated they will now hear the report of the Water Superintendent.

Supt. Gray stated engineering studies have been completed at the plant and as a result, they have found some issues with the west raw water intake – it is severely deteriorated and has sprung a leak. He added CT Phoenix was contacted and they have wrapped the intake and fixed the pipe, it should hold for a while.

Supt. Gray then stated there is also an issue with the trident filter installation – the filters will not fit well into the building without a building expansion. He added he believes they may be able to use some of the property at the street department for this expansion – more specifically the packer barn area. He added this expansion is going to required more money, but at this point, they need the extra room and the design will be much more efficient. He added he does need some guidance from the Board on how to proceed as soon as possible to the design work can get underway.

Board member Askren asked if, according the paperwork given by Supt. Gray, he is talking about Option D ?

Supt. Gray replied yes. He added KROFTA 1 will be used for backup, and once the 500,000 gallon tank is built, the filters can be put on top of that – it should be cheaper due to the gravity flow – gravity is free.

Mayor Knowles asked about the street department property, is the water department going to pay them for that ?

Supt. Gray asked pay for the property itself, or the use of it ?

Mayor Knowles stated the water department will be taking the property away from them, they should be reimbursed for that. She added she feels that would make sense, and thought she would just throw that out there.

Board member Rueger asked if Supt. Gray feels Option D is the most feasible ?

Supt. Gray replied yes and added the KROFTAs themselves are not the problem, the piping is. He added a 24” line will provide the needed water.

Mayor Knowles asked if there were any questions ?

Attorney Higgins stated she believes Supt. Gray would like some direction from the Board and then discuss the property situation with Comm. Epison.

Board member Askren stated she has no problems with Option D, if that is what Supt. Gray recommends.

Board member Curtis agreed Option D looks to be the best of all the options.

Supt. Gray stated it appears it was a good thing they waited on the filter installation.

Board member Curtis stated he would go with Option D; there are less 90 degree angles, which it not eliminated, would defeat the purpose.

Board member Rueger asked if the street department is OK with their property being used by the water department ?

Supt. Gray replied he needs to discuss that with Comm. Epison as they have only once briefly discussed it. He agreed the street department would end up losing one building.

Mayor Knowles added it is also their best building.

Board members then concurred to go with Option D.

Mayor Knowles asked if there were any questions ?

There were none.

Mayor Knowles stated they have the Financial Report before them and any questions could be directed to Clerk-Treasurer Wolfe.

Mayor Knowles asked if the Clerk-Treasurer had any Communications for the Board ?

Clerk-Treasurer Wolfe replied not at this time.

Mayor Knowles stated on the Legal portion of the Agenda is the Resolution of the Mt. Vernon, IN Utility Board Concerning Licensed Plumbers – tabled from the last meeting.

Attorney Higgins stated she was contacted by Mr. Berger who asked that the resolution be tabled until further notice.

Mayor Knowles asked if anyone in the Audience wished to address the Water Utility Board ?

Curt Knight approached the podium and stated he would like to request that he be granted a one month extension on the summer sewer rate. He stated the extended drought caused extra water usage which did not go down to the sewer system.

Board member Askren stated she is not sure from looking at the bill what the percentage of sewer is.

Mr. Knight replied the average sewer bill he receives is \$20 per month.

Attorney Higgins stated they have an ordinance that regulates adjustments for bills and State Board of Accounts has reviewed that. She added the ordinance needs to be checked out for this request to see it is addressed, as there is nothing broken or nothing repaired.

Board member Askren agreed it was quite a jump to the bill.

Board member Curtis added \$120 difference on sewer.

Board member Askren stated it appears this will have to be looked into.

Mr. Knight asked if the Board will let him know how to proceed ?

Board member Curtis replied they will check the ordinance to see if the Board can make the adjustment.

Mr. Knight asked how he should proceed ?

Attorney Higgins asked if he should pay the bill before the decision is made ?

Supt. Gray replied his department will work something out, it is not a problem.

Mr. Knight stated he will hold the bill until further notice.

Attorney Higgins stated she will check the ordinance and send Mr. Knight a letter.

Mr. Knight thanked the Board and left the meeting.

Mayor Knowles asked if there was any Old Business ?

There was none.

Mayor Knowles asked if there was any New Business ?

There was none.

Mayor Knowles stated if there were no further business, she entertains a motion to adjourn.

Board member Rueger moved the meeting be adjourned. Seconded by Board member Askren.

Mayor Knowles stated all those in favor of the motion should signify in the affirmative; and following the vote, she reported the motion carried unanimously and adjourned the meeting.

Rosemary L. Knowles
Mayor

ATTEST:

Cristi L. Wolfe
Clerk-Treasurer

November 14, 2007

The Common Council met immediately following the Water Utility Board on the above date in the Meeting Room at City Hall Annex with Mayor Knowles presiding and members Askren, Tucker, Rueger, and Curtis attending. Councilman Cooper was not present. Others attending were Chief Beloit; Comm. Epison; Supt. Gray; Attorney Higgins; Attorney Funkhouser; Cecil Waters; Roy Maynard; Geneva James; Beth Russell; Ed and Glenda Adams; Tammy and Carly Gray; Sally Denning; Nancy Sexton; Dave and Judy Whitten; Vicki Peerman; Elaine Springer; Nancy Hoehn; Larry Williams; and Jim Powers.

Mayor Knowles called the meeting to order by stating members were either mailed or hand carried copies of the minutes of their previous meeting and by asking if there were any corrections or additions. She added if not, she entertains a motion to waive their reading and to approve the minutes as presented.

Councilman Curtis moved the reading of the minutes be waived and they be approved as presented. Seconded by Councilwoman Askren.

Mayor Knowles stated all those in favor of the motion should signify in the affirmative; and following the vote, she reported the motion carried unanimously.

Mayor Knowles stated they will now hear the reports of the Standing Committees.

Street/Light Chairman Rueger stated he has no report.

Comm. Epison stated due to the Thanksgiving Holiday coming up, Thursday trash will be picked up on Wednesday, and Friday trash will be picked up on Monday. He added they will also be doing spot checks and anyone from Wednesday they may have missed they will hit on Monday. He continued by stating Work One has contacted him about semis parking in front of their business to run into McDonalds. He wondered if the Council could look into that possibly pass an ordinance to amend the parking schedule to eliminate that problem.

Councilman Rueger stated that was fine with him.

Council agreed.

Mayor Knowles asked if there were any questions ?

There were none.

Police & Dog Chairman Curtis stated he has no report.

Chief Beloit stated he has no report.

Mayor Knowles asked if there were any questions ?

There were none.

Fire Chairwoman Askren stated she has no report.

Mayor Knowles stated the fire chief is ill and asked if there were any questions ?

There were none.

Sewer Chairman Tucker stated he has no report.

Mayor Knowles asked if there were any questions ?

There were none.

Mayor Knowles stated they have the Financial Report before them and any questions could be directed to Clerk-Treasurer Wolfe.

Mayor Knowles asked if the Clerk-Treasurer had any Communications for the Council ? Clerk-Treasurer Wolfe replied not at this time.

Mayor Knowles stated on the Legal portion of the Agenda is a Resolution to Transfer Funds to the General Fund.

Councilman Rueger moved the Resolution pass. Seconded by Councilwoman Askren.

Mayor Knowles asked if there were any questions ?

Councilman Tucker asked if the tax statements have gone out and when they are due.

Councilman Curtis replied yes and added payment is due November 30.

Councilman Tucker stated some of these funds they are borrowing money from have to be paid back by the end of the year, it is law.

Council agreed.

Mayor Knowles requested a roll call vote.

Roll was called by the Clerk-Treasurer with Council voting as follows:

Askren – yes; Tucker – yes; Rueger – yes;

Curtis – yes; Cooper – absent.

Mayor Knowles stated the motion carried.

Clerk-Treasurer Wolfe added it will be numbered 07-24.

Mayor Knowles stated the next item for consideration, tabled from the last meeting, is the Resolution to Purchase Real Property. She then asked Ed Adams to come forward to update the Council on the property.

Mr. Adams stated he would first like to congratulate all candidates present tonight that were victorious last week in the General Election. He then stated Councilman Curtis and he looked at the property and he believes Councilman Tucker did as well. He stated the concern he has at this time is can they proceed with the grant application without the purchase of the property ? He believes they can, but the grant writers look at community seriousness when awarding these grants. Right now, the appraisals need to be obtained; they need to determine if they can put both facilities (police AND fire stations) on the same property; and there are not a whole lot of properties out there that meet their criteria. He added this property is prime because no demolition needs to be done or retrofitting. He reminded the Council that the city can only have two grant applications active in the same quarter, and the sewer will be in active status early next year, now is the time to act. He added if they do not act now, they may have to wait one year to proceed; though the appraisals still need to be obtained and that is what this resolution does.

Councilman Curtis stated the grant is for \$500,000 and from what figures he has heard, the cost of the facility could be \$3M.

Mr. Adams replied that is one bid, the only bid, they have seen so far yet. He added the plan may need to be adjusted though, and if possible include both facilities on the same property.

Councilwoman Askren asked if the grant is for the fire station only ?

Mr. Adams replied yes.

Mayor Knowles added for some reason it does not include police stations.

Mr. Adams suggested the property could be deeded in half, though that may not be feasible.

Councilman Curtis stated it depends on who you listen to on if this is the perfect location or not. He added geographically yes, it is in the center of town, but not in the center of the population. He then stated there are many pluses yes, and it is located on one of the two major streets in town which would provide a lot of access. He added his concern is how far they are with the grant and the \$3M – the Council only has a finite amount of money to spend.

Mr. Adams stated once they get a final design determined, then the city can bond for what they need, \$3M is not the final figure.

Councilman Curtis stated he understands that.

Mayor Knowles stated the first figure that came in was around \$1M, before Councilman Curtis was even on the Council, and they have never called back.

Mr. Adams agreed and added that was also looking at a completely different facility; surely they can find a happy medium.

Councilwoman Askren asked what Councilman Tucker thought ?

Councilman Tucker stated knowing the financial situation of the city like he does, he realizes they need to be fiscally sound, and there are definitely some tough decisions to be made. He added he does think the timing is horrible especially concerning the reassessments and other issues facing the city now; and bonding could mean annual payments of anywhere between \$200,000 and \$300,000 per year.

Councilman Curtis asked if this is the site they are interested in, and is the money right ?

Mr. Adams stated the Resolution before them is for appraisals, they could always come back before the Council before the purchase is made.

Attorney Higgins added the Council can't decide on the purchase, that power lies with the Board of Public Works & Safety they have that power by statute.

Councilman Curtis asked if it is legal for the Bd of PWS to obtain the appraisals only, nothing more whatsoever ? If so, he added he is more than willing to do that.

Attorney Higgins stated this Resolution before them, once approved by the Council, puts forward the purchasing action, that step makes it official.

Mayor Knowles stated the Bd of PWS was looking to make a cohesive effort with the Council, which was the point behind it anyway.

Councilman Curtis stated the Bd of PWS spending \$1500 on the appraisals to commit to \$500,000 grant, he is not in favor for at this point; but them spending \$1500 to get the appraisals ONLY, then come back to the Council, fine he will go along with that. He then stated he understands the seller is not going to come off of his price.

Councilman Rueger stated he would hope the Bd of PWS would come back to the Council anyway. He then added they need to move forward with this in some way, shape, or form; they have to move forward.

Attorney Funkhouser stated if bonds were to be issued, the Bd of PWS would have to coordinate with the Council.

Mr. Adams agreed and added they would still come back to the Council.

Attorney Funkhouser stated they need to be sure they are making a wise business decision.

Councilman Curtis stated for him, the fact is the Bd of PWS shouldn't spend the \$1500 if the Council is just going to end up saying no.

Attorney Higgins stated the Bd of PWS could get a market value analysis of the property done for much less money.

Attorney Funkhouser agreed that would be a way to investigate the issue without a commitment on the Council's end.

Attorney Higgins agreed and that would also be a happy medium.

Councilman Rueger stated the current building is old and in terrible shape.

Mayor Knowles agreed and added the city has looked into doing something about that several times: 1963, 1980 and this latest effort.

Mr. Adams asked if they could still go forward with the grant application ?

Attorney Higgins stated nothing has been applied for.

Mayor Knowles stated the city can have two grants open at the same time.

Attorney Higgins stated Debbie Bennett says there will be no new applications in until they hear about the planning grant – which should be any time.

Mr. Adams asked if he should go to the Bd of PWS to ask them to OK a market analysis of the property and then come back to the Council ?

Council concurred.

Attorney Higgins stated tabled also from last meeting was discussion about the visibility issues with the parking at the courthouse.

Chief Beloit stated he was not at the last meeting, but he and Comm. Epison have looked at this – the east side of the drive on the north side of the street – there is definitely a visibility issue there. However, he stated, he also sees an issue with visibility to the right as well. He added he is not sure of a good solution, and parking is at a premium there, he would hate to eliminate spaces, there is no good solution.

Attorney Higgins suggested maybe making those spaces parking for compact cars only.

Chief Beloit replied he is not sure that would work either; they would need to "test" park cars to be sure.

Attorney Higgins stated she would hate to lose the parking spaces.

Comm. Epison replied they *can* be eliminated, the Council just needs to make a decision; when SUV's are parking there, there is a real visibility issue.

Attorney Funkhouser questioned putting a handicapped spot there.

Councilman Tucker suggested changing those spaces from angle parking to parallel parking.

Mayor Knowles agreed that handicapped or parallel parking there would be a good idea.

Councilman Curtis agreed parallel parking would be good for when folks are pulling out the space as well.

Comm. Epison added there would probably only be room for one parallel space.

Councilman Curtis suggested Comm. Epison take a look at it, they may not be able to fix this problem.

Mayor Knowles asked if anyone in the Audience wished to address the Council ?

She stated St. Mathews Church is listed on the Agenda again about vacating an alley, but she does not see anyone from the church present. They will table again.

Mayor Knowles asked if anyone in the Audience wished to address the Council ?
There was no response.

Mayor Knowles stated under Old Business, from the last meeting, Mrs. Peerman is present concerning Councilman Tucker's issue with phone calls being diverted his way. She stated these were trash can issues which the Mayor does not handle, being that it is an ordinance issue, and Mrs. Peerman gave the complainant all of the council phone numbers to contact; the other issue having to do with a complaint on the Water Superintendent was a Water Utility Board issue and Councilman Cooper being ill, that was also forwarded to the other Board members. Councilman Tucker replied he just got phone calls and wanted to clarify what was going on – he asked that they don't kill the messenger. Mayor Knowles asked if the explanation satisfied Councilman Tucker ? Councilman Tucker replied yes.

Mayor Knowles stated also under Old Business, a long time ago, there was an issue with some properties out in Lakeview possibly not being annexed. She stated that was not pursued at the time due to the possibility of a new ethanol plant coming to that area – it appears that is now not going to happen and wondered if the Council would like to proceed to rectify that ?
Council concurred to proceed.

Mayor Knowles asked if there was any New Business ?
There was none.

Mayor Knowles stated they will now hear the reports of the Districts.

1st District Councilwoman Askren stated she has no report.

2nd District Councilman Tucker stated he has no report.

3rd District Councilman Rueger stated he has no report.

4th District Councilman Curtis stated he has no report.

Councilman-at-Large Cooper was not present.

Mayor Knowles stated she would like to personally congratulate all the candidates present who were successful in the recent General Election and extend her help to all or assistance if ever needed – feel free to call.

Mayor Knowles then stated she would like to announce that the city was notified yesterday they have been awarded the \$1M grant for the riverfront and trails. She added

these are federal dollars funneled through INDOT to connect the riverfront to Brittlebank Park and West School and back to the riverfront; to promote physical education. She added if anyone is interested, she has the information in her office.

Mayor Knowles stated if there were no further business, she entertains a motion to adjourn.

Councilman Rueger moved the meeting be adjourned. Seconded by Councilman Curtis. Mayor Knowles stated all those in favor of the motion should signify in the affirmative; and following the vote, she reported the motion carried unanimously and adjourned the meeting.

Rosemary L. Knowles
Mayor

ATTEST:

Cristi L. Wolfe
Clerk-Treasurer